

# Board of Directors Cook County Land Bank Authority Executive Director's Report

Robert Rose, Executive Director

December 11, 2020



This report covers:

- Announcements
- Recognition
- FY2020 Accomplishments
- FY2020 Year in Review
- FY2020 Core Business Activities Recap

## 2020 Holiday Giveaway



**The Cook County Land Bank Authority (CCLBA) is excited to announce that we will be giving away \$25,000 in mortgage and rent relief funds to Cook County residents. The “Home for the Holidays: Mortgage & Rent Relief Giveaway” will be open through December 17th, 2020 and look to provide up to \$1,000 to at least 25 Cook County residents who need help during the holidays.**



### **It took 10 years, but Animal Care League gets building**

Wednesday, November 4th, 2020 7:35 AM

After over 10 arduous years of trying, Chatka Ruggiero and the Animal Care League (ACL) has successfully purchased the dilapidated building at 1009 Garfield St., which sits directly between three other ACL-owned properties. Once renovated, the building will serve as an extension of the ACL's animal adoption and care services.

Ruggiero credits CCLBA for saving the Garfield Street property from the continuing cycle of scavenger sales, where it was becoming untenably expensive while simultaneously becoming more dilapidated.

"It's doing a real service," said Ruggiero. "I think the land bank is a very worthy organization."



## Developer Recognition

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Erick Williams was named one of the  
2020 Chicagoans of the Year  
by Chicago Magazine

# Welcome New Board Director Appointees

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Mayor Katrina Thompson  
Village of Broadview  
Suburban Mayor



Michelle Carr  
The Nature Conservancy  
Openlands Representative



## Farewell Founding Board Director

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Calvin Holmes  
Chicago Community Loan Fund  
CDFI Representative



## FY2020 Accomplishments

- Cumulative impact of \$105 million!
- Earned the National Association of Counties (NACo) Achievement Award for the Homebuyer Direct Program.
- Closed record-high 807 transactions in FY2020. This represents a 4.4% increase over FY2019 despite COVID-19.
- Entered into 4 new Land Banking Agreements.
- Received 5,902 applications for inventory. This represents 17.8% increase over FY2019.
- Record-high 70 commercial/industrial structures in inventory.





## **FY2020 Year in Review**

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### **PROGRAM GOALS**

Acquire 700 properties

### **ACTUAL PERFORMANCE**

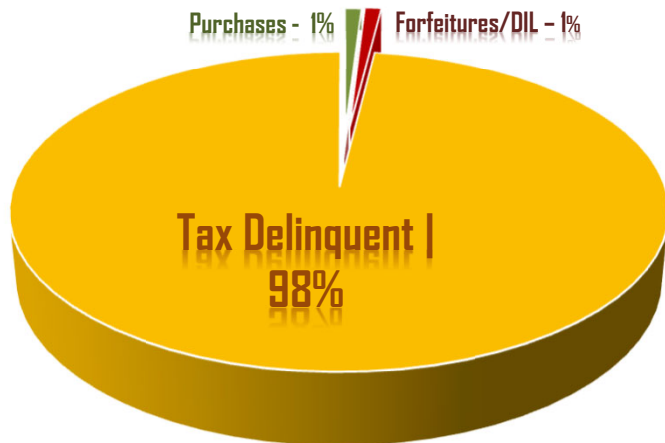
Acquired 613 properties

Record high for single year  
acquisitions

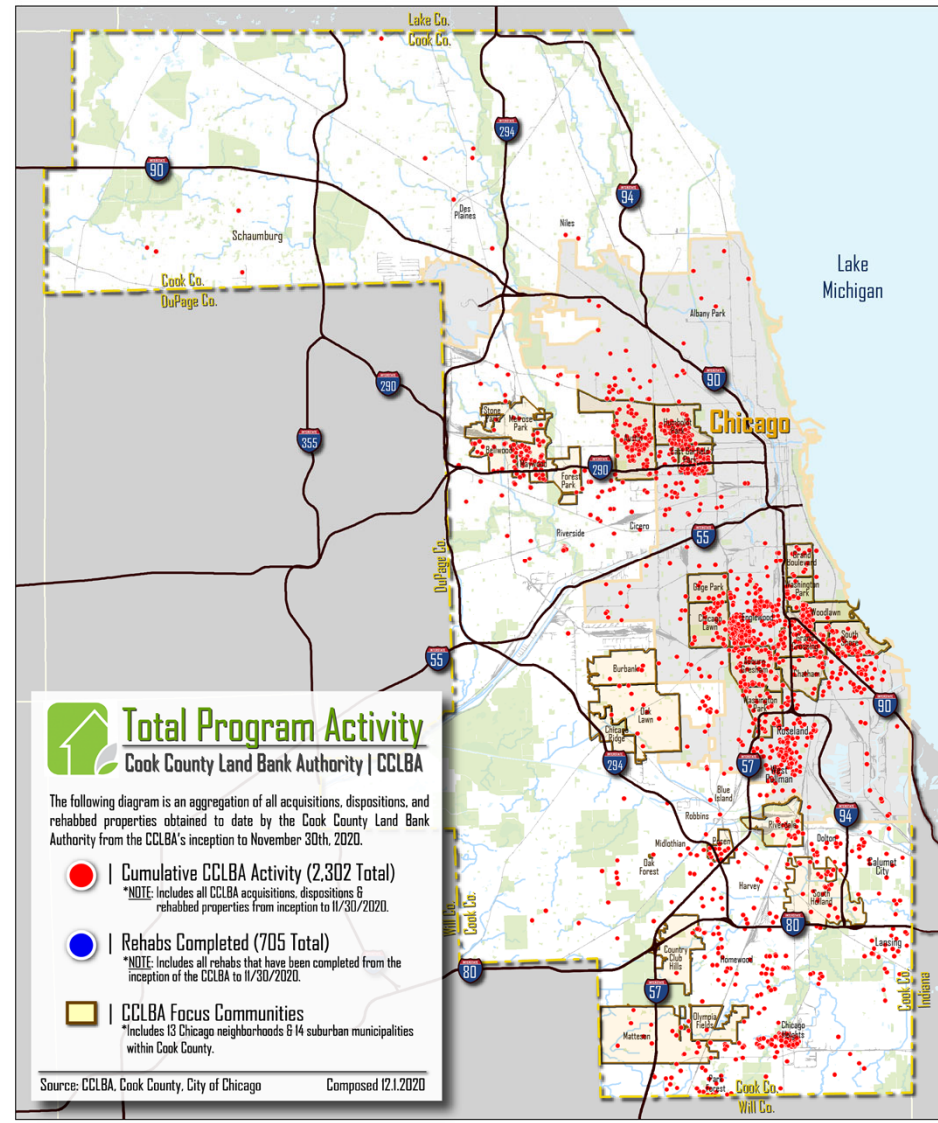
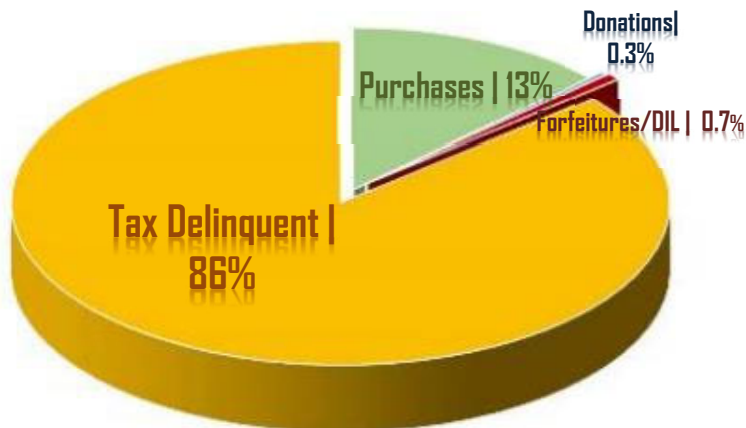
Surpass 597 properties acquired in  
2019

## FY 2020 – Acquisitions

### FY 2020 Acquisition Breakdown: 613 Parcels



### FY 2019: 597 Parcels



### **PROGRAM GOALS**

Execute Scavenger Sale Acquisitions

### **ACTUAL PERFORMANCE**

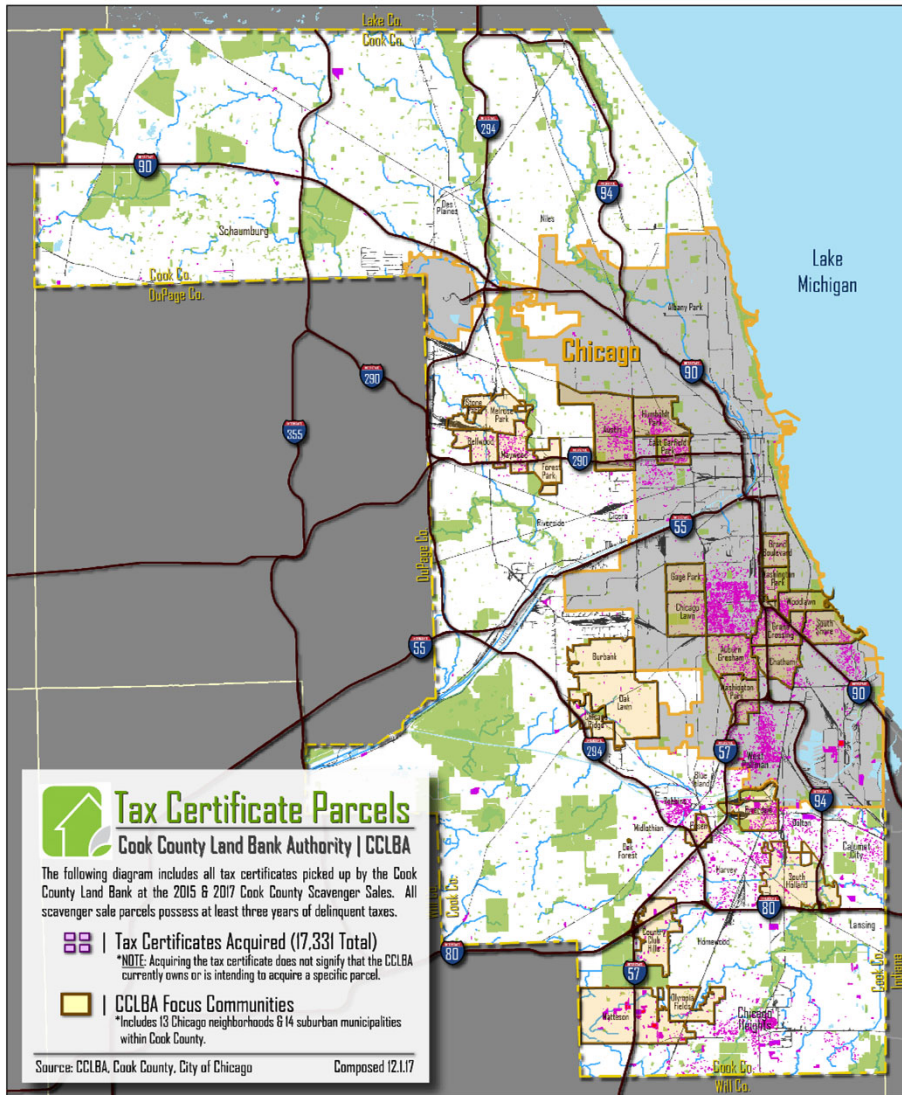
Cumulatively, converted 1,267 certificates into tax deeds from the Scavenger Sale

On-track to take 28% of tax certificates to deed; greatly exceeds the 10% taken by the private market

Robust mix of vacant land, residential, commercial, industrial and mixed-use properties

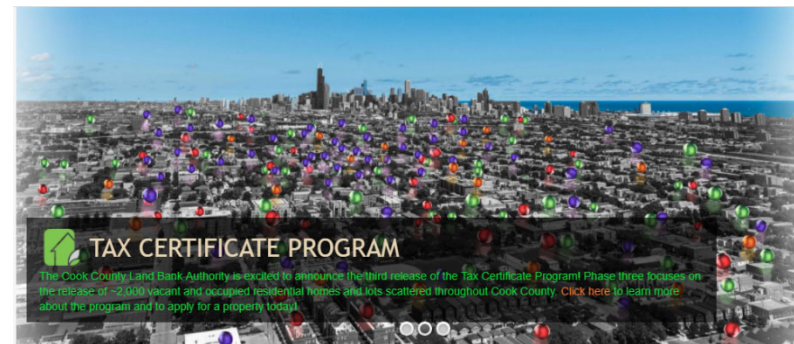
Emphasis on Focus Communities, Transit-Oriented Development and Key Community Assets

# Tax Certificate Program - Activity



## Tax Certificate Program

Total # of Applications (As of 11/30)	<b>6,278</b>
Total # of Properties Applied (As of 11/30)	<b>2,228</b>
Total # of Acquisitions (As of 11/30)	<b>1,267</b>
Total # of Redemptions (As of 2/28)	<b>957</b>
Total Redemption Amount (As of 2/28)	<b>~\$12.1 mm</b>





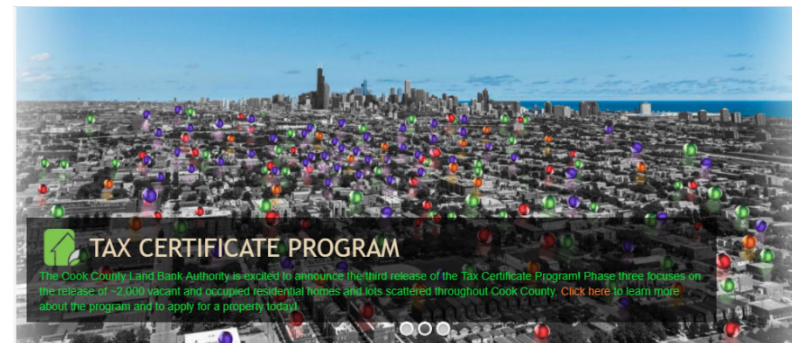
# Tax Certificate Program - Status

## Tax Certificate Status (As of 11/30/2020)

STATUS OF CERTIFICATE/DEED	*Expected Months From Acquisition	TOTAL	Residential Structures	Commercial/Industrial Structures
Tax Deeds Recorded	-	<b>1,267</b>	<b>266</b>	<b>67</b>
Tax Deeds Issued/Approved but not Recorded (Working through Point of Sale Requirements)	0-2 Months	<b>524</b>	<b>22</b>	<b>242</b>
Certificates – Completed Prove-Up Hearings   Pending Issuance of Tax Deed	3-6 Months	<b>228</b>	<b>53</b>	<b>124</b>
Certificates – Outstanding Prove-Up Hearings	7-10 Months	<b>53</b>	<b>44</b>	<b>1</b>
Certificates – Cases Filed (Scheduled Court Call)	11-12 Months	<b>1,883</b>	<b>857</b>	<b>335</b>
Certificates Submitted – Pending Filing	12+ Months	<b>648</b>	<b>338</b>	<b>112</b>
<b>*NOTE:</b> Expected months from acquisition is heavily dependent on the Clerk of the Circuit Court, CC Recorder's Office, & legal counsel's capacity.		<b>TOTAL</b>	<b>4,603</b>	

## 2015 Scav Sale – Outstanding Certs

Tax Deeds Issued/Approved but not Recorded (Working through Point of Sale Requirements)	<b>174</b>
Certificates – Completed Prove-Up Hearings   Pending Issuance of Tax Deed	<b>9</b>
Certificates – Outstanding Prove-Up Hearings	<b>0</b>



## **FY2020 Year in Review**

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### **PROGRAM GOALS**

Dispose of 225 Properties

### **ACTUAL PERFORMANCE**

Sold 194 Properties

Lower than anticipated sales due to COVID-19 outbreak during the peak selling season

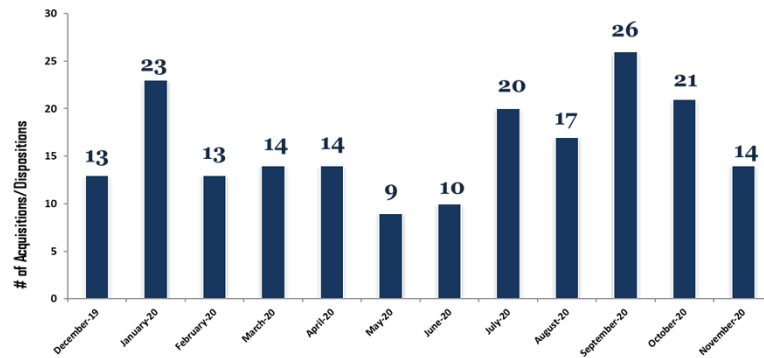
Processed 5,902 applications for property acquisition; 74 more applications per month than FY2019.

Cumulatively worked and engaged with 615 community developers

# FY 2020 – Dispositions

## FY 2020 DISPOSITIONS | 194

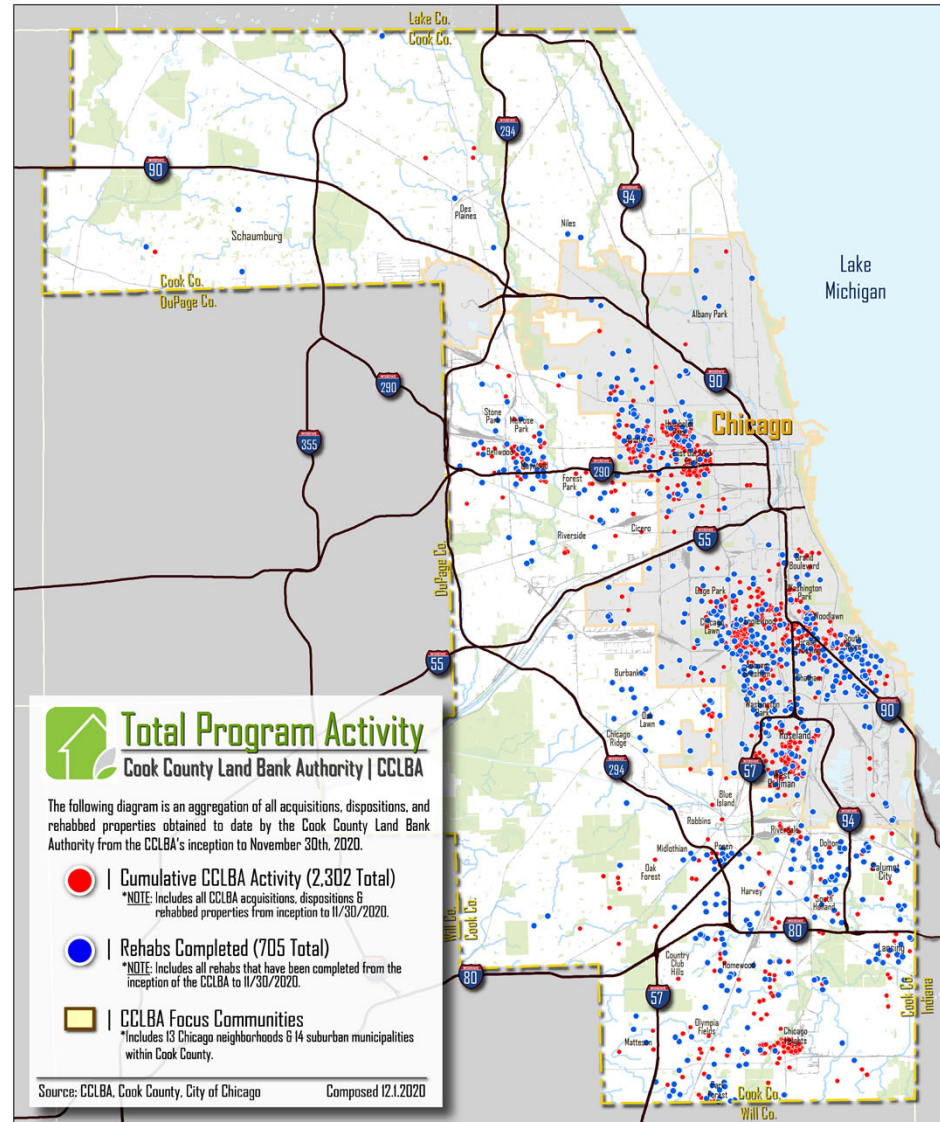
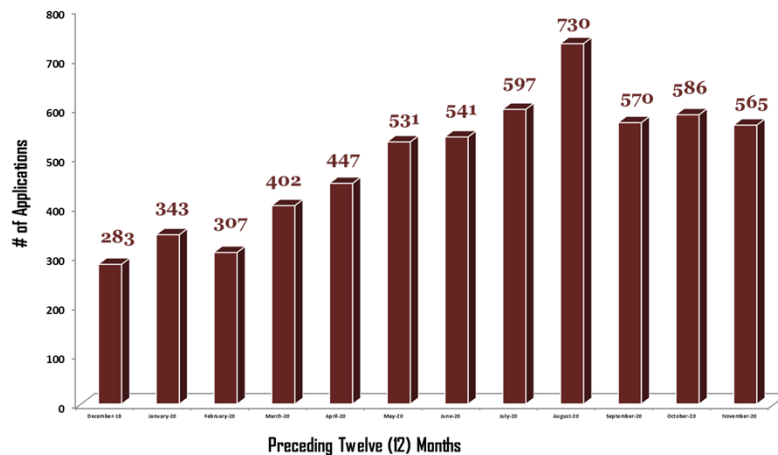
### Dispositions | 12-Month Review



## FY 2020 APPLICATIONS | 5,902

### Number of Applications Received | 12-Month Review

Total # of Applications | 21,343





## **FY2020 Year in Review**

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### **PROGRAM GOALS**

### **ACTUAL PERFORMANCE**

Continue Homebuyer Direct Program

222 homes have been sold since the  
FY2017 rollout, of which 27 were sold  
in 2020

An average of \$20,000 in equity  
belongs to each new homeowner

Program received national recognition  
with the 2020 NACo Award

### **PROGRAM GOALS**

Proactively Acquire Properties via  
Abandonment/Forfeiture Cases

### **ACTUAL PERFORMANCE**

Partner with the City of Chicago's  
Department of Planning and  
Development, Department of Law and  
Department of Buildings

Coordinate and support South  
Suburban Land Bank and  
Development Authority

## **FY2020 Year in Review**

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### **PROGRAM GOALS**

Proactively Market CCLBA Activities  
and Increase Social Media Presence

### **ACTUAL PERFORMANCE**

Nearly 29 Million Impressions in  
Earned Media

YouTube Content with Developers and  
CCLBA Staff

18-month Calendar Distributed to  
Hundreds of Supporters

303,000 Impressions in Social Media

Twitter Engagement = 806

Facebook Engagement = 4,859

Instagram Engagement = 653

### **PROGRAM GOALS**

Complete Staffing Plan to Increase  
Capacity and Organizational  
Efficiency

### **ACTUAL PERFORMANCE**

Hired Jamila Danzy  
(Acquisitions Specialist)

Three open staff positions to be filled  
(two are in process)

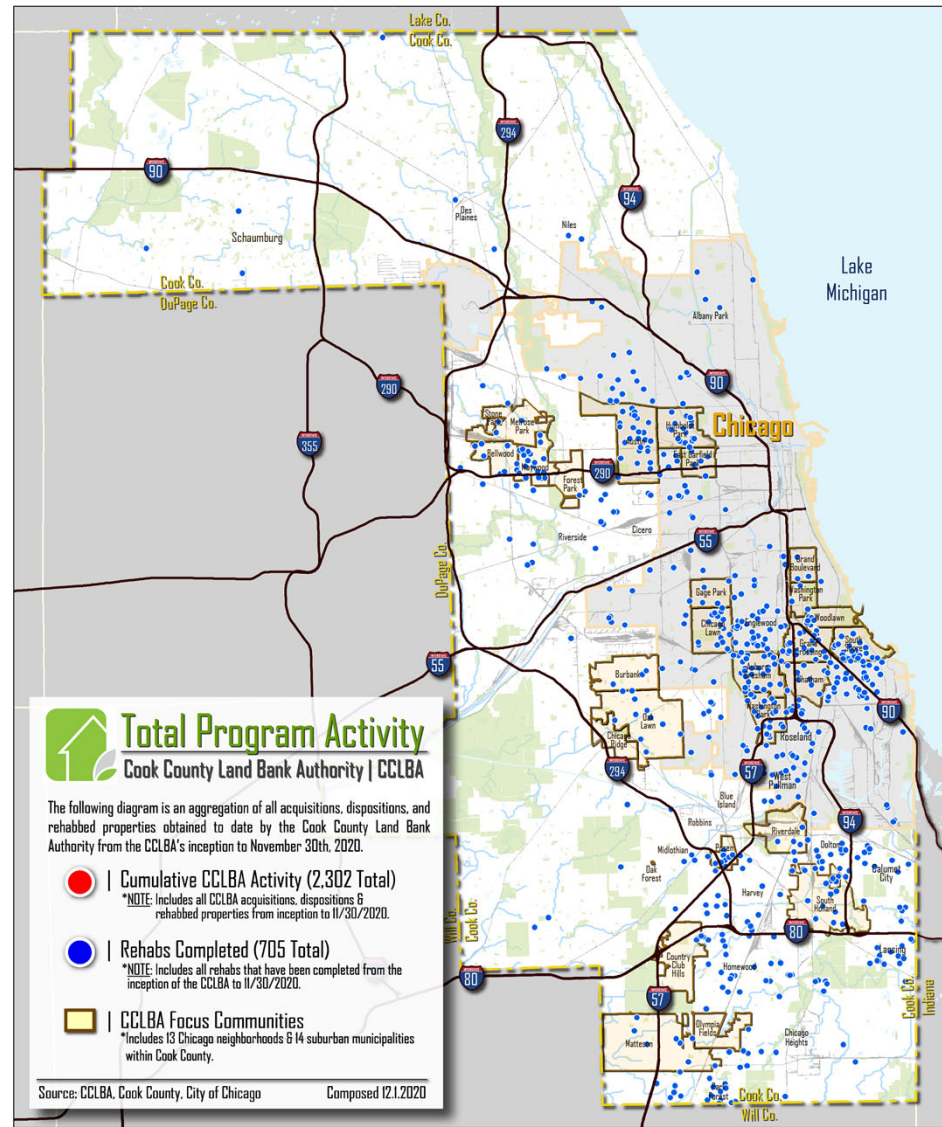
# FY 2020 – Demolitions/Rehabs

## FY 2020 DEMOLITIONS | 14

- Cumulative Total | 148
- Properties Saved From Demolition | 434
- Abandoned Properties Program
- Flood Buyout Program - Wheeling/Leyden Twp

## FY 2020 REHABS | 155

- Cumulative Total | 705
- Total Number Reoccupied | 672
- Current Rehabs In Process | 389



## Core Business Activities

### 2020 Core Business Activities (December 1, 2019 – November 30, 2020)

	Prospects	In Progress	Completed	2020 Goals	% Goal
Acquisition	7,425	3,351	613	700	88%
Disposition	3,544	63	194	225	86%
Demolition	357	5	14	30	47%
Rehab	1,252	389	155	200	78%

### Cumulative Core Business Outcomes (as of 11/30/20)

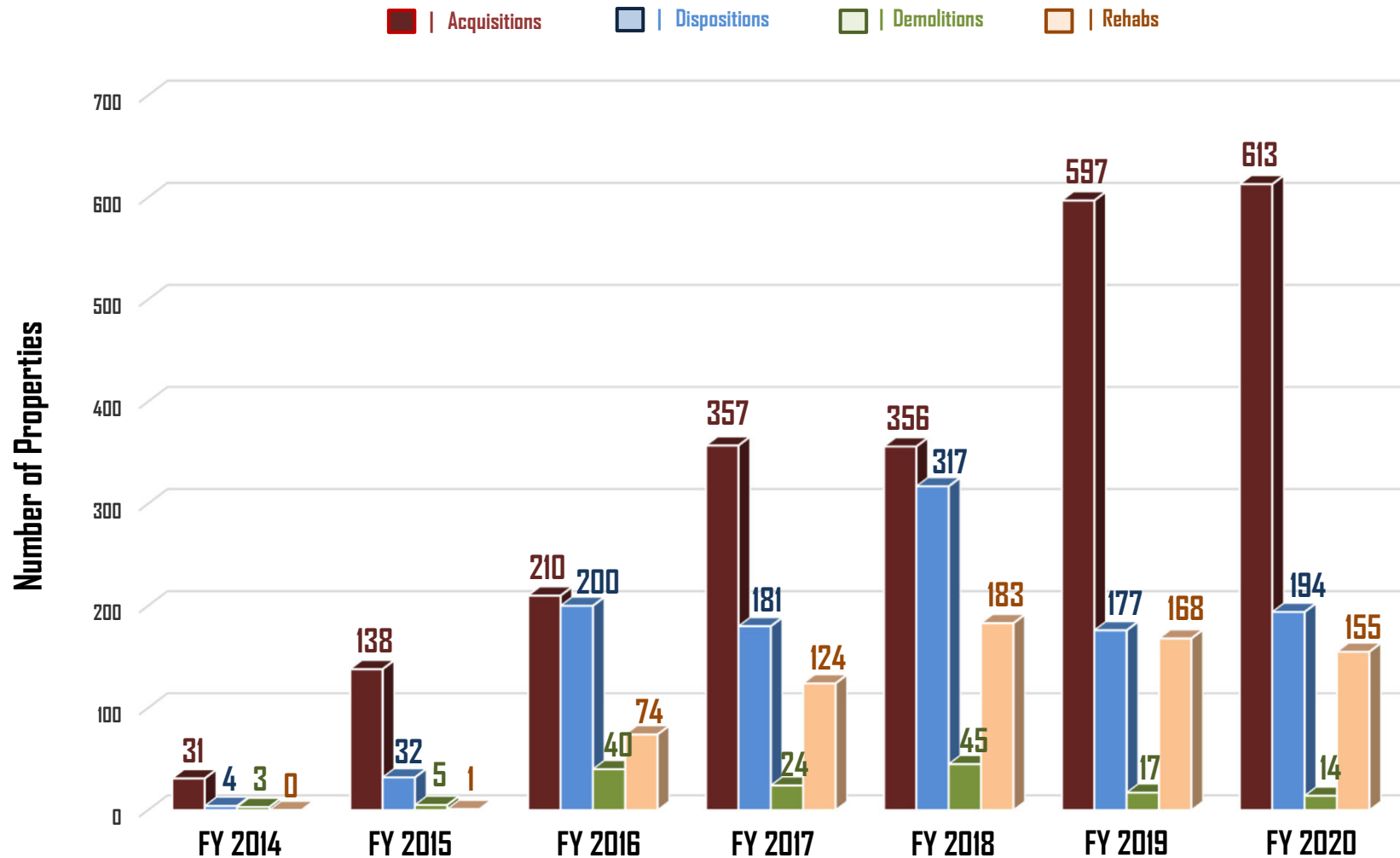
Community Wealth	\$93,940,140	\$112,000,000	84%
Scavenger Sale – County Redemptions	\$12,054,648	957	---

### Cumulative Core Business Activities (as of 11/30/20)

Acquisition	<b>2,302</b>	Demolition	<b>148</b>
Disposition	<b>1,103</b>	Rehab	<b>705</b>
Inventory	<b>1,199</b>	Reoccupied	<b>672</b>

# Cumulative Activity

## Activity By Fiscal Year





### **Acquire 800 Properties**

- Portfolio acquisitions based on location and community impact

### **Execute Scavenger Sale Acquisitions and Dispositions**

- Vacant Lots/Commercial/Industrial/Multifamily/Single Family
- Identify and implement strategies for building a more efficient and predictable process for taking tax certificate properties to deed

### **Sell 400 Properties**

- Work with existing developer pool, homebuyers, and new development partners

### **Homebuyer Direct Program**

- Direct partnerships with banking partners and housing counseling agencies

### **Proactively Acquire Properties via Deed-in-Lieu/Abandonment/Forfeiture Cases/ TBI De-Conversions**

- Partner with the City of Chicago's Department of Planning and Development, Department of Law and Department of Buildings

### **Relocate and Execute Hiring Plan**

- Currently space constrained
- Moving to another floor with expanded floorplan will enable additional hires including Deputy Director